



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00109 Tierra Del Este Unit Seventy Three
Application Type: Major Preliminary
CPC Hearing Date: April 18, 2013
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: East of John Hayes Street and south of Pebble Hills
Acreage: 40.4 acres
Rep District: ETJ
Existing Use: Undeveloped
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: Proposed linear park to the north (0.25 mile)
Nearest School: Pebble Hills High School (across John Hayes)
Park Fees Required: N/A
Impact Fee Area: Eastside Impact Fee Service Area
Property Owner: Ranchos Real XV, LLC.
Applicant: Conde Inc.
Representative: Conde Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Tierra Del Este Phase III Land Study and linear park
South: ETJ / Tierra Del Este Phase V Land Study and vacant land
East: ETJ / Tierra Del Este Phase V Land Study and vacant land
West: R-F (Ranch/Farm) / Pebble Hills High School

PLAN EL PASO DESIGNATION: O5 Remote

APPLICATION DESCRIPTION

The applicant proposes to subdivide 40.4 acres for 144 single-family lots generally ranging in size between 7,500 square feet and 8,000 square feet. A park is not required because the subdivision lies outside of the city's annexation path. Access is proposed from Pebble Hills Boulevard and John Hayes Street. The submitted subdivision plat lies within the Tierra Del Este Phase V Land Study. This application is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Tierra Del Este Unit Seventy Three based on compliance with current regulations and consistency with the Tierra Del Este Phase V Land Study. These recommendations are also subject to the following conditions

and requirements:

Planning Division Recommendation

Planning recommends **approval** of the Tierra Del Este Seventy Three due to compliance with current regulations and the Tierra Del Este Phase V Land Study.

City Development Department - Land Development

No objection

Parks and Recreation Department

We have re-reviewed **Tierra Del Este Unit Seventy Three**, a revised major combination plat map and offer **No objections** to this subdivision application.

Please note that subdivision is composed of 144 Units and is part of the **Tierra Del Este III Phase V** land study which is located with-in the City of El Paso east extra territorial jurisdiction (ETJ) areas but not within the areas of potential annexation by the City, thus being excluded from the calculation for parkland dedication requirements as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space**.

El Paso Water Utilities

We have reviewed the above referenced subdivision and provide the following comments:

EPWU-PSB supports and encourages voluntary annexation to the City of El Paso.

The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water Utilities receives an application for water and sanitary sewer services.

EPWU-PSB Comments

Water:

Along John Hayes Street between Pebble Hills Boulevard and Charles Foster Avenue there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) rules and Regulations.

Along John Hayes Street between Pebble Hills Boulevard and Charles Foster Avenue there is an existing twelve (12) inch diameter water main.

Along Pebble Hills Boulevard east of John Hayes Street there are two (2) proposed water mains fronting this Property; a twelve (12) inch diameter main and a sixteen (16) inch diameter water transmission main. No direct service connections are allowed from the proposed sixteen (16) inch diameter water transmission main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Sanitary Sewer:

From the intersection of John Hayes Street and Pebble Hills Boulevard, along John Hayes Street towards the south there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 1, 175 feet south of Pebble Hills Boulevard.

From the intersection of John Hayes Street and Charles Foster Avenue, along John Hayes Street towards the north there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 500 feet north of Charles Foster Avenue.

Along Pebble Hills Boulevard east of John Hayes Street there is a proposed fifteen (15) inch diameter sanitary sewer fronting this Property.

General:

Water and sanitary sewer service is available by connecting the proposed on-site mains to the existing mains located along John Hayes Street.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU Stormwater Division

No comments received.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership

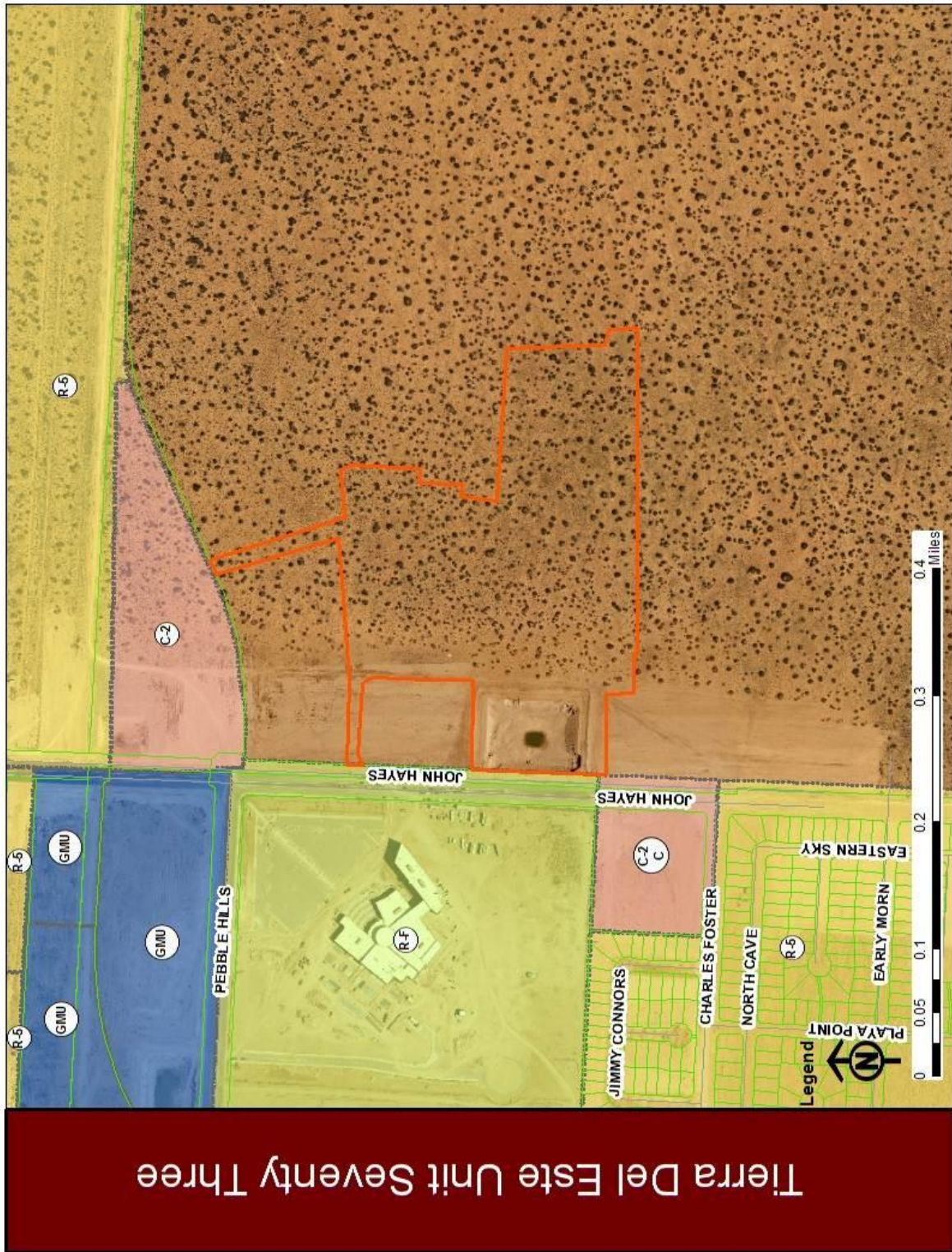
- c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
- 2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

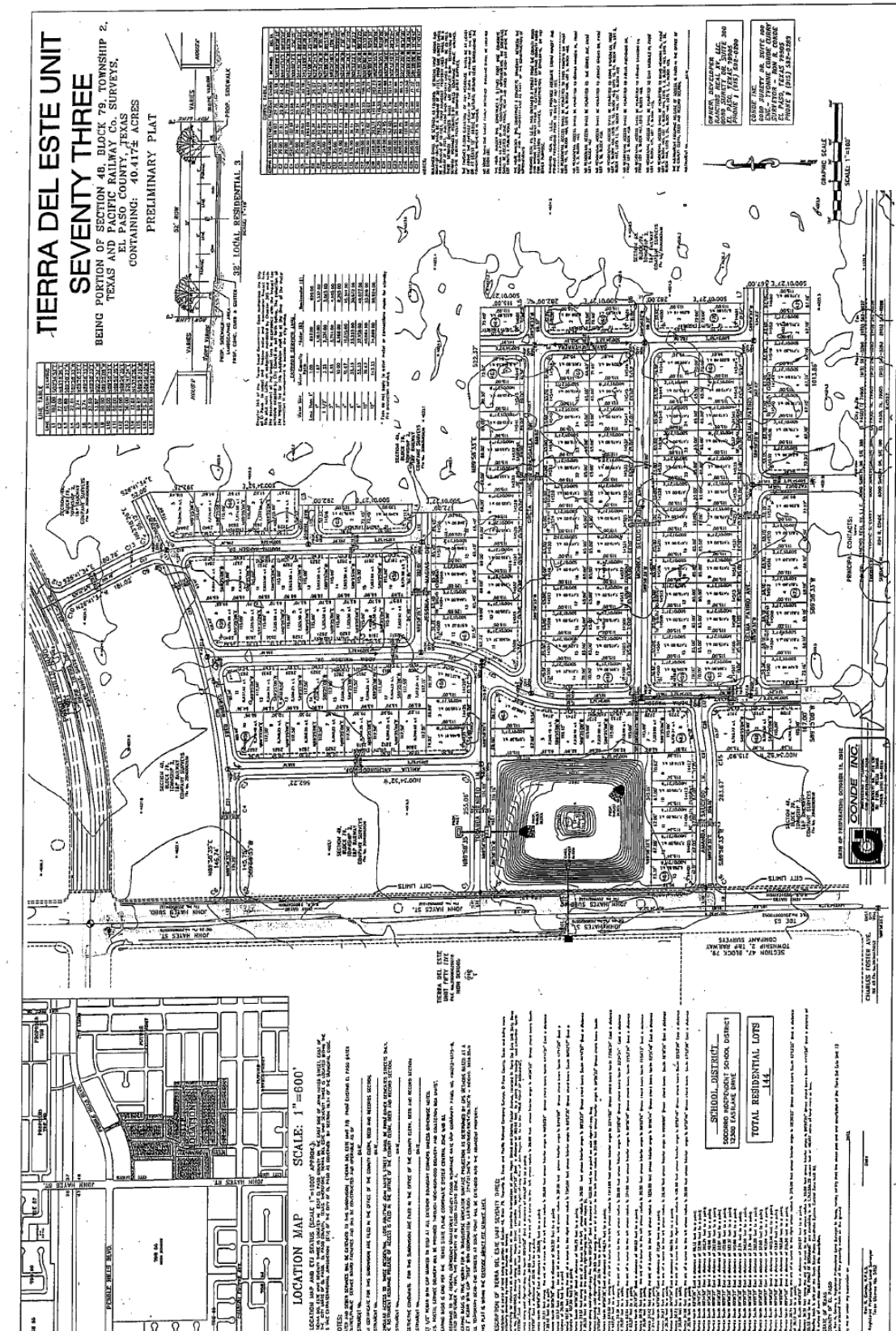
- 1. Location map
- 2. Aerial map
- 3. Preliminary Plat
- 4. Application

[illegible]

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: April 1, 2013

File No. SUSU12-00109

SUBDIVISION NAME: Tierra Del Este Unit 73

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>29.0496</u>	<u>144</u>	Office		
Duplex			Street & Alley	<u>8.0834</u>	<u>1</u>
Apartment			Ponding & Drainage	<u>3.284</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. <u>146</u>		
Industrial			Total Acres (Gross) <u>40.417</u>		
3. What is existing zoning of the above described property? R-5 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed? Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Lots to street to Ponds
7. Are special public improvements proposed in connection with the development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12.	Owner of record	<u>Ranchos Real XV, LLC</u>	<u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>	<u>915-592-0290</u>
		(Name & Address)	(Zip)	(Phone)
13.	Developer	<u>Ranchos Real XV, LLC</u>	<u>6080 Surety Drive, Ste 300, El Paso, TX 79905</u>	<u>915-592-0290</u>
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Drive, Ste 100, El Paso, TX 79905</u>	<u>915-592-0283</u>
		(Name & Address)	(Zip)	(Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

Ranchos Real XV, LLC

OWNER SIGNATURE: _____

Douglas A. Schwartz, Manager

REPRESENTATIVE: _____

Yvonne C. Curry, P. E.

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
 REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**